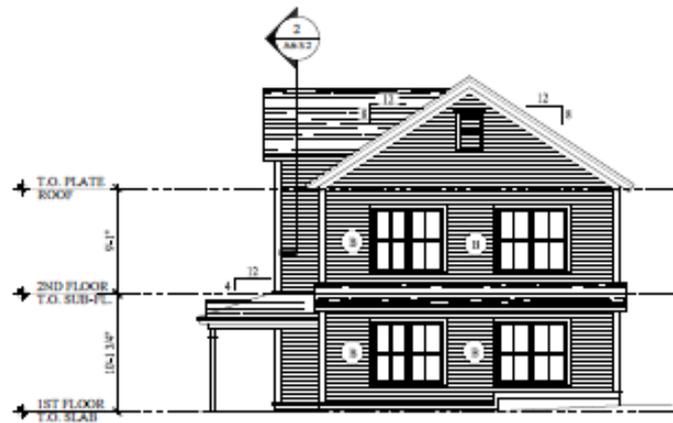




Senate Committee on Natural Resources and Energy

February 22, 2022



2 EAST ELEVATION
A6-2 1/8" = 1'-0"

Vermont Housing & Conservation Board Statutory Purpose



“the dual goals of creating affordable housing for Vermonters, and conserving and protecting Vermont’s agricultural land, forestland, historic properties, important natural areas, and recreational lands of primary importance to the economic vitality and quality of life of the State.”

10 V.S.A.15 §302

American Rescue Plan Act – State Fiscal Recovery Funds For Housing Development Governing Authorities

[U.S Department of the Treasury Final Rule and Associated Guidance](#)

[State Appropriation](#) – ARPA-SFR was allocated to VHCB by Act 74 of 2021 “to provide housing and increase shelter capacity, with priority given to populations who may be displaced from the hotel/motel voucher problem or are currently without housing, including by providing permanent homes in mixed-income settings.”

[VHCB ARPA-SFR Guidelines and Procedures](#)

Priority on housing for those experiencing homelessness

Coordinated Entry and Supportive Services

Affordable up to 80% of Area Median Income

Permanent Affordability – Housing Subsidy Covenants

Smart Growth Locations

ARPA-SFR Funding for Housing Development

- \$64 million to VHCB for from ARPA SFR from Act 74 of 2021
- \$24 million to VHCB in the FY22 Budget Adjustment Act in Conference Committee
- S.210 includes \$20 million for VHIP but small projects only.
- Governor proposed \$50 million to VHCB for housing development in the FY23 Budget
- Governor's budget proposal also includes \$10 million to subsidize the development of starter homes for the missing middle.
- ARPA-SFR is used in housing projects in conjunction with other sources including state general funds, federal low-income housing tax credits.

ARPA-Funded Housing



Brightlook Apartments, St. Johnsbury



Zephyr Place, Williston



Recovery Housing, Bennington



Tuttle Block, Rutland



Flat Street, Brattleboro

532 Homes and Beds Funded with FY22 ARPA-SFR and State Funds Thus Far

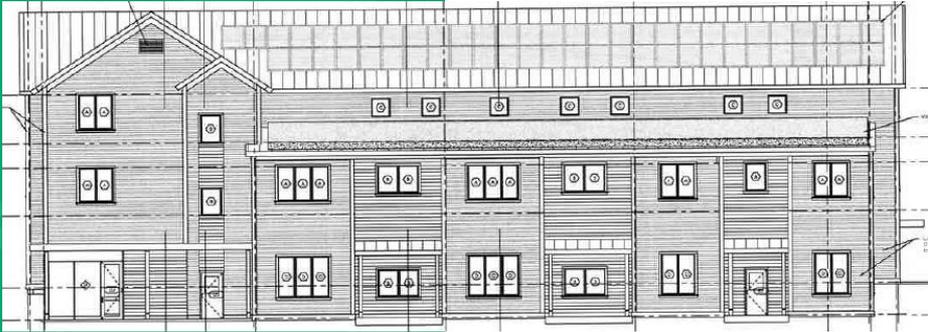
- 431 Rental Units
 - 232 for Households Experiencing Homelessness
 - 9 Recovery Housing Units
- 50 Transitional Units or Shelter Beds for Households Experiencing Homelessness
- 51 Homeownership Units

Plus:

- 75 Home Accessibility Projects
- Infrastructure improvements for 242 mobile homes
- Farmworker Housing Rehab Loan Program
- Homeownership Development Risk Pool



Farm Worker Housing



Alice Holway Drive
New Mixed-Income
Housing in Putney

Board awarded \$12 million in late January. Next round of applications due February 25th.



Kelly's Field
Senior Housing,
Hinesburg

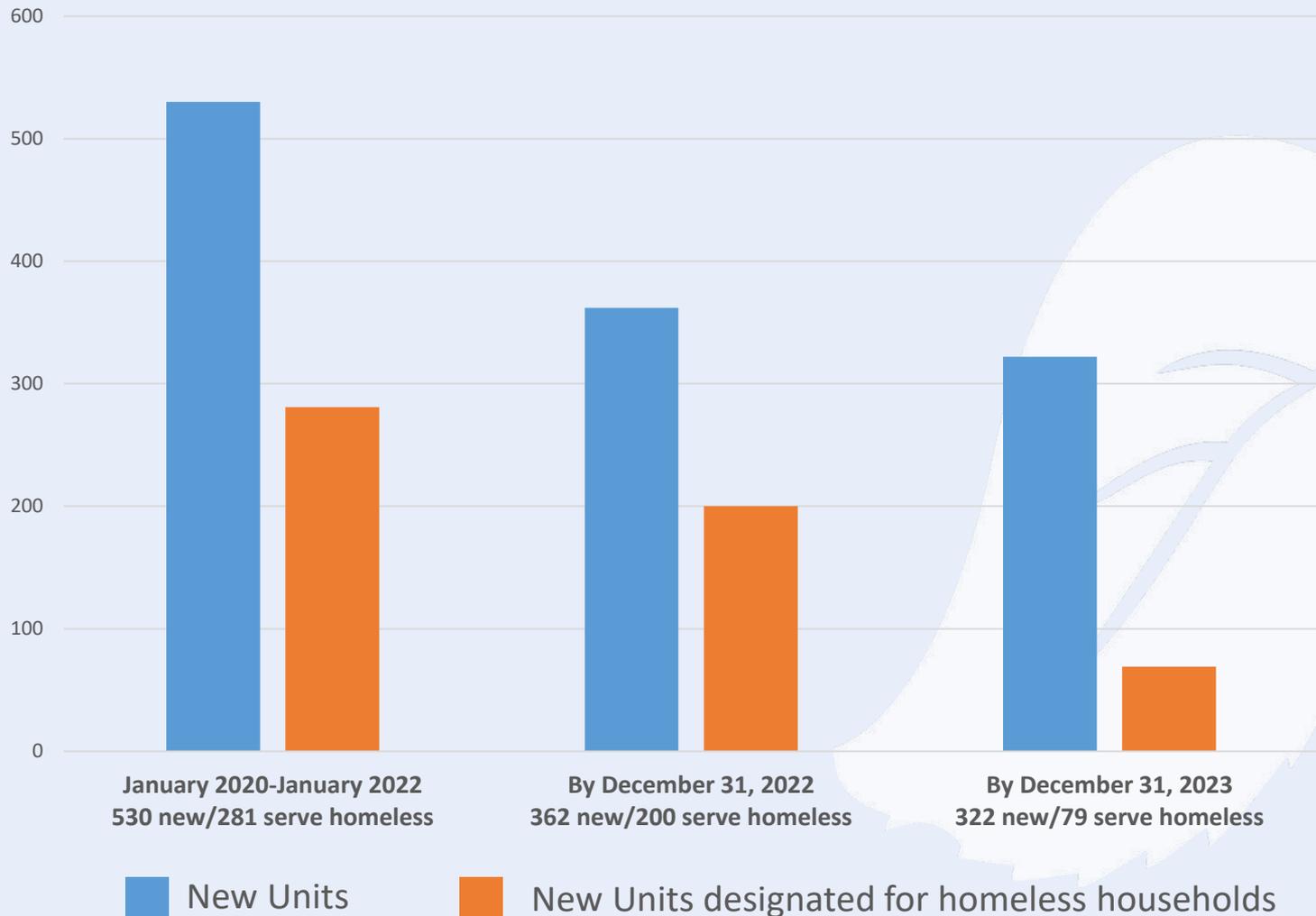
- **9-Month Pipeline**
- \$71.8 million in known requests
- 1,459 New and Rehabbed Homes
- (229 for the Homeless)

New Rental Housing Available 2020-2023

New Rental Units & Projected Occupancy by Year

Total 1,214 New Units Completed by 2023; 550 serving Homeless Households

* additional units will be added as new applications are funded



Policy Questions for the Committee

- Exempt ARPA-SFR projects from Act 250?
(Projects that meet the definition of PHP are already exempt.)
- Statewide, in all designated areas or only in some such as Downtowns and Neighborhood Development Areas?
- Exempt only housing projects or all or some ARPA-SFR funded construction projects including infrastructure, broadband, child care centers?
- Exempt for how long? (ARPA-SFR must be obligated by Dec 31, 2024 and expended by Dec 31, 2026.)